

Falsifications in
Cook County (Illinois) property assessments for tax purposes 1985-2015
for one predominantly Latino block in Chicago's 31st Ward
(page 1 of 6) (updated 2015 Dec 13)

street	address lot no.	cook county pin lot no.	actual market value 1 year	actual market value 1 \$	actual market value 2 year	actual market value 2 \$	actual market value 3 year	actual market value 3 \$	actual market value 4 year	actual market value 4 \$	actual market value notes (banks often set home equity loan liens at appraised full market value)	assessor market value 2003	assessor market value 2006	assessor market value 2009	change 2009	assessor market value 2012	change 2012
new site: cookrecorder.com																	
A street	14	031															\$ 258,330
A street	18	030															\$ 207,320
A street	22	029															\$ 204,210
A street	24	028	1993	\$ 46,350	1999	\$120,000	2001	\$ 150,000			2007 water dept lien 2008 lis pendens		\$ 317,230				\$ 277,670
A street	28	027	1994	\$ 85,000	2004	\$100,000					2004 late payment		\$ 325,690				\$ 274,170
A street	30	026	1991	\$ 100,000	2002	\$302,000	2005	\$ 340,800	2005	\$ 426,000	2003 lis pendens		\$ 323,800				\$ 264,540
A street	32	025	1996	\$ 130,000	2001	\$285,000	2006	\$ 373,150	2007	\$ 397,000	2006-2007 late payments 2010 lis pendens		\$ 292,650				\$ 246,910
A street	34	043	1991	\$ 140,000	2002	\$296,000	2006	\$ 435,000			2008 lis pendens		\$ 336,790				\$ 273,110
A street	38	042	1989	\$ 125,500	1990	\$142,000					1992 lis pendens 2004 subordination		\$ 277,980				\$ 282,640
A street	42	022															\$ 202,900
A street	44	021															\$ 215,120
A street	46	020										\$ 233,181	\$ 306,400				\$ 253,440
A street	50	019															\$ 214,150
A street	52	018															\$ 209,530
A street	58	016-017															\$ 294,370
B street	14	023	1990	\$ 238,000	1995	\$200,000	1999	\$ 92,843			1996 lis pendens		\$ 275,820				\$ 257,980 \$ 244,190
B street	15	015	1993	\$ 80,000	1997	\$132,500	2002	\$ 188,150	2013	\$ 220,500	2002 lis pendens	\$ 187,556	\$ 274,340				\$ 230,800
B street	16	022	1989	\$ 140,000	2004	\$290,000	2006	\$ 319,500	2009	\$ 170,000	2007 lis pendens						\$ 175,880
B street	17	014											\$ 223,030				\$ 185,040 \$ 175,720
B street	18	021	1995	\$ 102,500									\$ 308,960				\$ 269,200
B street	20	020	1987	\$ -	1992	\$ 83,495	2005	\$ 150,000	2011	\$ 228,100	2 active equity loans in 2011 = valuation in 2012		\$ 241,980				\$ 232,350
B street	22	018									1990 mortgage release 1999 husband dies no QCD	\$ 159,519	\$ 264,390	\$ 255,060			\$ 223,650
B street	23	012-013	1985	\$ 40,500							1985 warranty deed \$22,500; mortgage \$40,500		\$ 225,920				\$ 164,420
B street	24	019	1976	\$ 31,000								\$143,469	\$ 217,500	\$ 326,460			\$ 268,400
B street	25	011	1993	\$ 80,000	2013	\$107,000					2012 assessment \$118,670 > 2012 selling price		\$ 269,590				\$ 225,670
B street	28	017	2011	\$ 160,000							2009 assessment \$141,360 > 2011 selling price		\$ 301,360				\$ 265,020 \$ 160,000
B street	29	010	1991	\$ 98,000	1998	\$168,000	2003	\$ 260,625	2008	\$ 280,500	2003-2008 refinancing inflates property value		\$ 301,360				\$ 336,730 \$ 304,620
B street	31	009	2002	\$ 98,000	2009	\$101,750					2012 - 4831 valued \$90,000 < 4829; has 1 unit more	\$ 254,056	\$ 324,760				\$ 247,790

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new site: cookrecorder.com																	
B street	34	016									long-time owner occupant		\$ 241,320		\$ 207,370		
B street	35	008	1989	\$ 115,000	2003	\$ 60,000					1986-1987 lis pendens & judgment; 1988 HUD		\$ 327,100		\$ 284,530	\$ 190,450	
B street	39	007	2003	\$ 60,000							equity loan by same lender as 35	\$ 265,400	\$ 324,530	\$ 275,500	\$ 278,620	\$ 210,720	
B street	40	015	1988	\$ 50,000	2002	\$107,000	2003	\$128,500	2004	\$ 245,000	equity loans inflate value between sales		\$ 274,220		\$ 240,370	\$ 225,940	
B street	43	006	1992	\$ 144,000	2001	\$300,000	2006	\$492,500	2013	\$ 167,000	1999 & 2010 lis pendens	\$ 266,444	\$ 380,800		\$ 280,560		
B street	44	014	1991	\$ 37,002	1997	\$145,000	2000	\$170,000			cook county police officer assoc. with 44 and 35		\$ 312,350		\$ 270,490		
B street	46	013	1995	\$ 123,500	2003	\$256,000	2007	\$284,415	2010	\$ 149,000	unaffordable price inflated valuations other properties	\$ 150,925	\$ 303,580		\$ 214,060	\$ 184,160	
B street	47	005	1990	\$ 36,000	2007	\$ 75,500							\$ 219,000		\$ 183,200		
B street	49	004	1989	\$ 220,000	1995	\$175,000	2003	\$ 250,000	2006	\$ 368,000	sold as 3-story 3 unit property; taxed as one story single family home; 1998 lis pendens	\$ 180,425	\$ 243,310		\$ 181,240		
B street	50	012											\$ 402,700		\$ 406,160		
B street	53	003	1990	\$ 220,000									\$ 248,050		\$ 200,390		
B street	55	002	1995	\$ 105,000	2001	\$189,000	2006	\$306,000	2010	\$ 110,000	unaffordable price inflated values other properties		\$ 245,650		\$ 196,040		
B street	57	001	1990	\$ 84,389	1999	\$147,000	2004	\$175,000	2008	\$ 268,000	1998 lis pendens		\$ 243,020		\$ 201,540		
B street	58	011	1988	\$ 243,400	2002	\$575,000	2006	\$665,000	2012	\$ 912,000			\$ -		\$ -		
C street	15	010	2004	\$ 272,000	2008	\$276,800					2010 lis pendens		\$ 257,620		\$ 221,480		
C street	17	009	1997	\$ 84,000	2001	\$170,000	2005	\$237,000	2007	\$ 277,380	2000, 2003, 2009 lis pendens		\$ 213,390		\$ 167,530		
C street	21	008	1997	\$ 60,000	2002	\$271,000							\$ 293,420		\$ 224,860		
C street	25	007	1989	\$ 212,000	1997	\$193,000					cook county police assoc. w/ this property		\$ 321,520		\$ 292,930	\$ 282,380	
C street	29	006	1994	\$ 60,000	2001	\$191,200	2003	\$ 230,800	2004	\$ 295,000	1994-2004 inflation by equity loans; 2005 inflation by Cuban CPD employee; continued on next line				\$ 236,370		
C street	29	006	2005	\$ 338,000	2006	\$375,000					2009 lis pendens; sold as 3 stories; assessed as 1 story		\$ 279,290		\$ 236,370		
C street	33	005	1990	\$ 180,000	2000	\$150,000					2002-2008 multiple equity loans & refinancing		\$ 261,490		\$ 223,920		
C street	35	004	1988	\$ 68,000									\$ 253,430		\$ 216,510		
C street	37	003											\$ 209,650		\$ 164,770	\$ 158,640	
C street	41	002	1990	\$ 132,000	1993	\$ 55,000	2005	\$255,000			2010 lis pendens		\$ 210,260		\$ 167,770		

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street	address lot no.	cook county pin lot no.	assessor market value 2015	assessor class 2015	assessor description (brick or brick/frame unless stated otherwise) (properties identical at construction are color-coded) 2015	taxpayer demographic	real description 2015	occupancy	property tax 2014	tax per city service user 2014
taxpayer demographic: L (Latino); PC (Polish Catholic), WNL (White Not Latino), AA (African-American), A (Asian), CCP (city or county pension), BS (supports Berrios & Suarez)										
A street	14	031	\$ 264,330	2-3	single 1.5-1.9 story 1662 sf full basement full attic	WNL		6	\$4,796.56	\$ 799
A street	18	030	\$ 215,610	2-3	single 1 story 1052 sf full basement full attic	AA		6	\$3,372.50	\$ 562
A street	22	029	\$ 213,540	2-3	single 1 story 1052 sf full basement no attic	AA		6	\$3,314.73	\$ 552
A street	24	028	\$ 257,960	2-11	multi 2 story 2 apt 2374 sf full basement no attic	L	3 apartments	10	\$3,972.12	\$ 397
A street	28	027	\$ 287,620	2-11	multi 2 story 2 apt 2374 sf full basement no attic	L	3 apartments	10	\$4,613.76	\$ 461
A street	30	026	\$ 284,190	2-11	multi 2 story 2 apt 2374 sf full basement no attic	L	3 apartments	10	\$4,434.92	\$ 443
A street	32	025	\$ 281,760	2-11	multi 2 story 2 apt 2374 sf slab basement no attic (frame)	L	3 apartments, full basement, brick	10	\$4,584.47	\$ 458
A street	34	043	\$ 286,510	2-11	multi 2 story 2 apt 2374 sf full basement no attic	PC to L to WNL	3 apartments	10	\$4,594.07	\$ 459
A street	38	042	\$ 297,400	2-11	multi 2 story 2 apt 2524 sf full basement no attic	L	3 apartments	10	\$3,786.26	\$ 379
A street	42	022	\$ 216,600	2-3	single 1 story 1189 sf full basement full attic	PC	2-3 apartments	8	\$3,290.41	\$ 411
A street	44	021	\$ 206,430	2-3	single 1 story 1000 sf full basement no attic	L		6	\$3,517.35	\$ 586
A street	46	020	\$ 284,410	2-11	multi 2 apt 1.5-1.9 story 2388 sf full basement full attic (frame)	L	15 names on 3 mailboxes on fence (2007)	15	\$4,228.83	\$ 282
A street	50	019	\$ 207,490	2-3	single 1 story 1040 sf full basement no attic	L		6	\$3,499.29	\$ 583
A street	52	018	\$ 200,320	2-3	single 1 story 1040 sf full basement no attic	L		6	\$3,890.43	\$ 648
A street	58	016-017	\$ 297,410	2-11	multi 2 story 2300 sf slab basement no attic (2 pins 1 owner)	L, BS	2-3 apartments, full basement	10	\$4,988.76	\$ 499
B street	14	023	\$ 308,710	2-11	multi 2 story 2 apt 2162 sf full basement full attic (stucco)	L	3 apartments	8	\$4,057.07	\$ 507
B street	15	015	\$ 258,890	2-3	single 1.5-1.9 story 1598 sf full basement full attic (stucco)	WNL to L to AA to L	enclosed front porch	6	\$4,285.38	\$ 714
B street	16	022	\$ 214,320	2-2	single 1 story 900 sf full basement full attic (stucco)	L	porch enclosed to expand livingroom	6	\$3,265.68	\$ 544
B street	17	014	\$ 197,050	2-2	single 1 story 900 sf full basement partial attic (stucco)	PC, CP, BS	dormered attic, enclosed front porch	1	\$2,785.77	\$ 2,786
B street	18	021	\$ 316,380	2-4	single 1.5-1.9 story 2025 sf full basement full attic (stucco)	WNL	original structure, open front porch	2	\$4,998.36	\$ 2,499
B street	20	020	\$ 280,230	2-3	single 1.5-1.9 story 1639 sf full basement partial attic	L, BS	Chicago bungalow 1/2 attic	2	\$3,837.22	\$ 1,919
B street	22	018	\$ 259,150	2-3	single 1 story 1276 sf full basement partial unfinished attic	PC, BS	finished 1/2 attic	1	\$837.79	\$ 838
B street	23	012-013	\$ 167,940	2-5 2-1	single 2 story 782 sf slab basement no attic (frame) (2 pins 1 owner)	WNL	full basement, partial attic, double lot	1	\$2,623.15	\$ 2,623
B street	24	019	\$ 317,080	2-3	single 1.5-1.9 story 1781 sf full basement full finished attic	WNL	1/2 attic	1	\$4,050.40	\$ 4,050
B street	25	011	\$ 232,320	2-3	single 1 story 1295 sf full finished basement partial attic	WNL to L	bedrooms in basement, no attic	6	\$4,190.13	\$ 698
B street	28	017	\$ 293,220	2-11	multi 1.5-1.9 story 2 apts 1918 sf full basement full attic	L, BS	basement altered w/o permits for 3rd apt	11	\$2,493.90	\$ 227
B street	29	010	\$ 349,910	2-11	multi 2-story 3 apts 3149 sf full basement partial attic w/living area	L	vacant unfinished 1/2 attic	15	\$5,179.11	\$ 345
B street	31	009	\$ 285,070	2-11	multi 2-story 3 apts 2250 sf slab basement no attic	L, CP, BS	4 apts, apt in full basement attic apartment	12	\$1,726.89	\$ 144

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taxpayer demographic: L (Latino); PC (Polish Catholic), WNL (White Not Latino), AA (African-American), A (Asian), CCP (city or county pension), BS (supports Berrios & Suarez)										
B street	34	016	\$ 244,550	2-3	single 1-story 1068 sf full basement no attic	PC, BS	Chicago bungalow 1/2 attic	2	\$2,557.12	\$ 1,279
B street	35	008	\$ 290,310	2-11	multi 2-story 2 apt 2252 sf full basement no attic	L, BS	3-4 apartments	11	\$2,718.59	\$ 247
B street	39	007	\$ 286,820	2-11	multi 2-story 2 apt 2252 sf full basement no attic	L, BS	3 apartments	10	\$3,004.26	\$ 300
B street	40	015	\$ 276,810	2-3	single 1.5-1.9 story 1374 sf full basement partial attic (frame)	WNL to L	built 1900, in builder's family until 1985	2	\$3,718.19	\$ 1,859
B street	43	006	\$ 287,950	2-11	multi 2-story 2 apt 2252 sf full basement no attic	PC to L to WNL to A to L	3-4 apartments	10	\$4,732.38	\$ 473
B street	44	014	\$ 316,380	2-3	single 1.5-1.9 story 1770 sf full basement full attic	L		2	\$4,545.43	\$ 2,273
B street	46	013	\$ 242,480	2-5	single 2 story 1041 sf slab basement no attic (frame)	L to PC,,BS, (CP?)	full basement, cornered attic	6	\$2,522.51	\$ 420
B street	47	005	\$ 184,100	2-2	single 1 story 756 sf full basement full attic (frame)	PC, BS	1/2 attic	2	\$2,924.62	\$ 1,462
B street	49	004	\$ 203,590	2-3	single 1 story 1130 sf slab basement no attic (frame)	L	3 apartments, full basement, dormered attic	8	\$2,888.24	\$ 361
B street	50	012	\$ 425,800	2-11	multi 2 story 3 apt 4466 sf full basement no attic	PC, BS	4-5 apartments in double-wide 2-flat	12	\$6,548.93	\$ 546
B street	53	003	\$ 207,160	2-3	single 1 story 1035 sf full basement no attic	L	kitchen & living area in basement, 1/2 attic	6	\$4,732.38	\$ 789
B street	55	002	\$ 209,560	2-3	single 1 story 1104 sf full basement no attic	L to A	1/2 attic	4	\$3,163.07	\$ 791
B street	57	001	\$ 216,380	2-2	single 1 story 984 sf full basement full attic (frame)	L	dormered 1/2 attic	6	\$3,265.20	\$ 544
B street	58	011	\$ -	3-14	vague suburban corporation, BS		multi 2-story 3 entrances 12 apartments	36	\$9,748.58	\$ 271
C street	15	010	\$ 235,710	2-3	single 1 story 1040 sf full basement no attic	L, BS		5	\$4,112.33	\$ 822
C street	17	009	\$ 199,060	2-2	single 1 story 820 sf full basement no attic	L, BS	tiny slipshod cottage at alley junction	5	\$3,110.61	\$ 622
C street	21	008	\$ 302,410	2-11	multi 2-story 2 apt 2200 sf full basement no attic	PC, BS	2-3 apartments	10	\$4,175.07	\$ 418
C street	25	007	\$ 320,950	2-11	multi 2-story 2 apt 2314 sf full unfinished basement no attic	L	3 apts, finished basement, dormered attic	10	\$4,766.17	\$ 477
C street	29	006	\$ 281,620	2-3	single 1-story 1274 sf full basement no attic (frame)	WNL to L to L	2-3 apts, dormered attic (see 31 photo)	10		\$ 391
C street	29	006	\$ 281,620	2-3	single 1-story 1274 sf full basement no attic (frame)	WNL to L to L	2-3 apts, dormered attic (see 31 photo)	10	\$3,911.89	\$ 391
C street	33	005	\$ 262,460	2-3	single 1-story 1274 sf full basement no attic (frame)	L to WNL		4	\$3,680.72	\$ 920
C street	35	004	\$ 231,850	2-3	single 1-story 1010sf full basement no attic	PC	similar to 15 C Street	2	\$3,543.10	\$ 1,772
C street	37	003	\$ 193,220	2-2	single 1-story 834 sf full basement no attic	WNL		2	\$2,127.97	\$ 1,064
C street	41	002	\$ 196,940	2-2	single 1-story 780 sf full basement full attic (frame)	L	attic is a crawl space	5	\$2,638.13	\$ 528

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street	address lot no.	cook county pin lot no.	2011 voter consent for city officials who incur debt paid by property tax (23-25%) 2015 voter consent for city officials who incur debt paid by property tax (analyze data at Chicago Board of Elections for exact percentage) tax notes 2014
A street	14	031	unpaid 9/5/2015 penalty \$337.85
A street	18	030	
A street	22	029	
A street	24	028	
A street	28	027	
A street	30	026	
A street	32	025	
A street	34	043	
A street	38	042	
A street	42	022	
A street	44	021	
A street	46	020	
A street	50	019	
A street	52	018	
A street	58	016-017	
B street	14	023	
B street	15	015	
B street	16	022	
B street	17	014	
B street	18	021	
B street	20	020	value inflated to justify large equity loans
B street	22	018	comparatively low value reduces inheritance tax for heir at 22 B street
B street	23	012-013	
B street	24	019	false value consistent with long-term campaign to evict owner under color of law
B street	25	011	satellite dish & antenna installation business on lot
B street	28	017	tax breaks reward owners for unlawful acts against 24 B street owner
B street	29	010	comparatively high value punishes owners' support for Mexican candidates
B street	31	009	probable property tax exemption fraud and underreported income

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B street	34	016	patronage worker, wife & 8 children lived here; son is current occupant
B street	35	008	owners had curious relationship with county police after county seized the property
B street	39	007	owners are lawless indigenos who committed hateful acts leading to white flight
B street	40	015	currently for sale by 3rd owner
B street	43	006	WNL & A buyers paid inflated prices that didn't affect valuations of identical bldgs
B street	44	014	plumbing business on lot; campaigned against Suarez 2015
B street	46	013	
B street	47	005	small cottage inherited by disabled & unemployed spinsters
B street	49	004	disconnect between false description of small house & large purchase price creates inflationary comparable property for true small houses
B street	50	012	
B street	53	003	many demands for 911 services
B street	55	002	former tenants 49 B street basement apartment
B street	57	001	neighbor said owner is CPD officer & former tenant and owner of 29 B street
B street	58	011	
C street	15	010	described the same as 55 B Street ,inferior property, higher valuation
C street	17	009	gets noise and fumes of workshops on alley where prostitutes operate
C street	21	008	metal scavenger business on lot
C street	25	007	
C street	29	006	same disconnect and effect on valuations as 49 B street; uncivil behavior
C street	29	006	same disconnect and effect on valuations as 49 B street; uncivil behavior; occupants of overcrowded residence try to monopolize alley
C street	33	005	same description but smaller residence than 29 C street
C street	35	004	value inflated by disconnects at 49 B street & 29 C street
C street	37	003	
C street	41	002	an active family in this small cramped residence try to monopolize alley